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**EXPENDITURES FOR IMPROVEMENTS AND
REPAIRS OF RESIDENTIAL PROPERTIES
ESTIMATED AT \$173.3 BILLION IN 2002**

Expenditures for improvements and repairs of residential properties in 2002 were estimated at \$173.3 billion, according to data released today by the U.S. Commerce Department's Census Bureau. This is an increase of 10(\pm 13.0) percent from the 2001 estimate of \$157.8 billion. Improvements accounted for 73 percent of the 2002 estimate. The remaining 27 percent was spent on maintenance and repairs.

Expenditures for improvements and repairs of residential properties in the fourth quarter 2002 were at a seasonally adjusted annual rate of \$175.7 billion. This estimate is 0.2(\pm 17.0) percent above the third quarter 2002 estimate of \$175.3 billion.

Spending on maintenance and repairs was at a seasonally adjusted annual rate of \$52.8 billion in the fourth quarter 2002; improvements amounted to \$122.9 billion.

EXPLANATORY NOTES

The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Whenever a statement such as "2(\pm 10) percent above" appears in the text, this indicated the range (-8 to +12 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant.

More detailed data will appear in Current Construction Reports, C50/02-Q4, to be issued at a later date. This report will also provide a description of the reliability of the data, survey methodology, and the 90-percent confidence interval.

Table 1. Expenditures for Maintenance and Repairs and Improvements

Seasonally Adjusted Annual Rate in Millions of Dollars

[Detail may not add to total due to rounding]

Year and quarter	Total expenditures	Maintenance and repairs	Improvements		
			Total	Additions and alterations	Major replacements
1992					
1st quarter	107,700	47,800	59,900	41,100	18,800
2nd quarter	128,200	60,200	68,000	43,900	24,200
3rd quarter	106,000	47,600	58,400	40,700	17,700
4th quarter	120,000	47,400	72,600	50,700	21,900
1993					
1st quarter	120,000	49,300	70,700	48,200	22,500
2nd quarter	118,700	43,400	75,300	46,700	28,600
3rd quarter	120,700	44,000	76,700	57,500	19,200
4th quarter	129,500	47,000	82,500	61,300	21,200
1994					
1st quarter	126,300	45,100	81,300	61,100	20,100
2nd quarter	138,700	49,600	89,100	65,300	23,900
3rd quarter	123,300	43,800	79,500	51,800	27,700
4th quarter	130,400	49,800	80,600	49,000	31,600
1995					
1st quarter	131,200	49,100	82,100	55,300	26,800
2nd quarter	133,200	48,700	84,500	56,200	28,300
3rd quarter	127,900	48,800	79,100	48,300	30,900
4th quarter	107,200	41,600	65,600	44,300	21,200
1996					
1st quarter	135,500	43,400	92,200	60,900	31,200
2nd quarter	113,300	39,200	74,100	52,400	21,700
3rd quarter	136,800	35,700	101,200	70,400	30,700
4th quarter	142,300	43,200	99,100	75,100	24,100
1997					
1st quarter	126,500	36,900	89,600	62,500	27,200
2nd quarter	129,000	42,600	86,400	62,000	24,400
3rd quarter	138,500	45,800	92,700	66,000	26,700
4th quarter	138,300	37,400	100,900	70,300	30,600
1998					
1st quarter	140,700	40,900	99,800	72,200	27,600
2nd quarter	152,700	43,700	109,000	79,000	30,000
3rd quarter	119,100	42,400	76,700	49,200	27,500
4th quarter	123,300	40,500	82,800	52,800	30,000
1999					
1st quarter	127,400	36,100	91,300	60,800	30,500
2nd quarter	128,200	41,400	86,800	60,500	26,300
3rd quarter	150,800	44,900	105,900	78,900	27,000
4th quarter	162,100	45,100	117,000	86,300	30,700
2000					
1st quarter	156,300	44,900	111,400	74,300	37,100
2nd quarter	144,400	43,800	100,600	68,100	32,500
3rd quarter	156,700	42,300	114,400	83,800	30,600
4th quarter	156,300	38,500	117,800	85,500	32,300
2001					
1st quarter	154,600	50,900	103,700	76,100	27,600
2nd quarter	162,500	47,900	114,600	79,500	35,100
3rd quarter	162,400	46,800	115,600	85,800	29,800
4th quarter	147,800	45,500	102,300	66,900	35,400
2002					
1st quarter	169,900	43,600	126,200	87,600	38,600
2nd quarter	168,800	47,200	121,500	87,700	33,800
3rd quarter	175,300	44,700	130,600	91,900	38,600
4th quarter	175,700	52,800	122,900	86,400	36,500

Table 2. Expenditures for Maintenance and Repairs and Improvements

Not Seasonally Adjusted in Millions of Dollars

[Detail may not add to total due to rounding]

Year and quarter	Total expendi- tures	Mainte- nance and repairs	Improvements					
			Total	Additions and alterations				Major replace- ments
				Total	To structures		To property outside of structures	
					Additions	Alterations		
All Residential Properties								
2001: Total	157,765	47,491	110,274	77,560	14,133	47,208	16,218	32,714
1st quarter.....	28,785	9,673	19,112	14,481	3,580	8,483	2,418	4,630
2nd quarter.....	44,986	12,590	32,396	22,415	3,821	13,318	5,276	9,982
3rd quarter.....	45,352	13,525	31,827	24,425	4,253	14,981	5,191	7,402
4th quarter.....	38,642	11,703	26,940	16,239	2,479	10,426	3,333	10,701
2002: Total	173,324	47,379	125,946	88,708	20,624	49,567	18,517	37,238
1st quarter.....	32,524	8,224	24,300	16,814	3,559	10,041	3,214	7,486
2nd quarter.....	46,222	12,464	33,758	24,770	5,496	12,243	7,030	8,989
3rd quarter.....	49,070	12,922	36,148	26,239	7,767	13,113	5,359	9,909
4th quarter.....	45,509	13,769	31,740	20,885	3,802	14,169	2,915	10,855
All Owner-Occupied Properties								
2001: Total	109,642	24,618	85,023	61,961	11,638	37,016	13,307	23,063
1st quarter.....	18,968	4,227	14,741	11,741	3,331	6,674	1,736	3,000
2nd quarter.....	32,168	6,766	25,402	17,633	2,754	10,171	4,708	7,769
3rd quarter.....	32,987	7,924	25,063	20,457	3,577	12,374	4,507	4,605
4th quarter.....	25,519	5,702	19,817	12,129	1,976	7,797	2,356	7,688
2002: Total	121,507	23,653	97,855	72,516	17,778	39,355	15,383	25,339
1st quarter.....	22,322	3,629	18,693	13,367	3,097	7,765	2,505	5,325
2nd quarter.....	34,430	6,583	27,847	20,901	4,860	10,369	5,671	6,947
3rd quarter.....	35,137	7,013	28,124	21,609	6,753	10,069	4,787	6,515
4th quarter.....	29,618	6,428	23,191	16,639	3,068	11,151	2,420	6,552
Owner-Occupied One-Unit Properties								
2001: Total	105,997	23,642	82,355	60,229	11,482	35,523	13,224	22,126
1st quarter.....	18,543	4,029	14,514	11,579	3,331	6,529	1,718	2,935
2nd quarter.....	31,480	6,594	24,886	17,326	2,719	9,941	4,666	7,560
3rd quarter.....	31,781	7,754	24,027	19,637	3,459	11,671	4,506	4,391
4th quarter.....	24,193	5,266	18,927	11,687	1,972	7,381	2,333	7,240
2002: Total	116,192	21,884	94,308	69,833	16,711	37,989	15,132	24,475
1st quarter.....	21,925	3,477	18,448	13,175	3,097	7,587	2,491	5,273
2nd quarter.....	32,432	5,909	26,523	19,864	4,107	10,180	5,577	6,659
3rd quarter.....	33,729	6,756	26,973	20,775	6,505	9,545	4,725	6,198
4th quarter.....	28,106	5,742	22,364	16,019	3,002	10,677	2,339	6,345
Rental Properties¹								
2001: Total	48,123	22,873	25,250	15,599	2,495	10,192	2,911	9,652
1st quarter.....	9,817	5,447	4,370	2,740	*249	*1,809	*682	1,630
2nd quarter.....	12,818	5,824	6,994	4,782	*1,067	*3,146	*568	2,213
3rd quarter.....	12,365	5,601	6,764	3,967	*676	*2,607	*684	2,796
4th quarter.....	13,123	6,001	7,122	4,110	*503	*2,629	*977	3,012
2002: Total	51,817	23,726	28,091	16,192	2,846	10,212	3,134	11,899
1st quarter.....	10,202	4,595	5,607	3,446	*461	*2,276	*709	2,160
2nd quarter.....	11,792	5,881	5,911	3,869	*637	*1,874	*1,358	2,042
3rd quarter.....	13,933	5,909	8,024	4,631	*1,015	*3,044	*572	3,394
4th quarter.....	15,891	7,341	8,549	4,246	*733	*3,018	*495	4,303

¹ Includes rental, vacant, and seasonal properties.

*These estimates are subject to high sampling errors. Caution should be used in estimating quarterly differences.

Note: See Table 3 for standard errors.

Table 3. Relative Standard Errors for Current Quarter Expenditures

[In percent]

Type of property	Total expendi- tures	Mainte- nance and repairs	Improvements					
			Total	Additions and alterations				Major replace- ments
				Total	To structures		To property outside of structures	
					Additions	Alterations		
All residential properties	7	8	8	11	23	12	20	12
All owner-occupied properties	9	9	10	13	27	15	20	14
Owner-occupied one-unit properties	9	10	10	13	27	15	20	14
Rental properties.....	13	13	18	20	52	18	38	24

Note: Quarterly relative standard errors are derived from an average of the most recent 4 quarters. Relative standard errors of annual estimates will appear in Current Construction Reports C50/02-Q4.